

ORDINANCE NO. 2003-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10, ARTICLE X, DIVISION 5, OF THE LAND DEVELOPMENT CODE; AMENDING SECTION 10-923 ENTITLED "BUFFER ZONE STANDARDS"; REVISING THE BUFFERING AND SCREENING REQUIREMENTS MATRIX TO PROVIDE FOR LANDSCAPE BUFFERING STANDARD "A" BETWEEN ONE-FAMILY, SINGLE FAMILY DETACHED DEVELOPMENTS AND BETWEEN ONE-FAMILY, SINGLE FAMILY DETACHED AND TWO-FAMILY, SINGLE FAMILY ATTACHED DEVELOPMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 10-923 of the Land Development Code presently provides that no landscape or fencing buffers are required between one-family, single family detached developments and between one-family, single family detached and two-family, single family attached developments; and

WHEREAS, the Board of County Commissioners of Leon County desires to require Landscape Buffering Standard "A" between one-family, single family detached developments and between one-family, single family detached and two-family, single family attached developments; and

WHEREAS, the Board of County Commissioners of Leon County desires to amend the matrix entitled "Buffering and Screening Requirements" to provide for Landscape Buffering Standard "A" between one-family, single family detached developments and between one-family, single family detached and two-family, single family attached developments;

1 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
2 COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

3 **Section 1.** Chapter 10, Article X, Division 5, Section 10-923, "Buffer Zone Standards" of
4 the Code of Laws of Leon County, Florida, is hereby amended as follows:

5 The matrix entitled "Buffering and Screening Requirements" shall be revised to require
6 Landscape Buffering Standard "A" between one-family, single family detached developments and
7 between one-family, single family detached and two-family, single family attached developments,
8 as indicated on Exhibit "A", which is attached hereto and made a part hereof.

9 **Section 2.** **Conflicts.** All ordinances or parts of ordinances in conflict with the
10 provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent
11 of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended, which
12 provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or
13 in part, with the said Comprehensive Plan.

14 **Section 3.** **Severability.** If any word, phrase, clause, section or portion of this ordinance
15 shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words
16 shall be deemed a separate and independent provision and such holding shall not affect the validity
17 of the remaining portions thereof.

18 **Section 4.** **Effective Date.** This ordinance shall have effect upon becoming law.

1 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County,
2 Florida, this _____ day of _____, 2003.

3
4 LEON COUNTY, FLORIDA
5
6

7 BY: _____
8 TONY GRIPPA, CHAIRMAN
9 BOARD OF COUNTY COMMISSIONERS
10

11
12 ATTESTED BY:
13 BOB INZER, CLERK OF THE COURT
14

15
16 BY: _____
17 CLERK
18

19
20 APPROVED AS TO FORM:
21 COUNTY ATTORNEY'S OFFICE
22 LEON COUNTY, FLORIDA
23

24
25 BY: _____
26 HERBERT W.A. THIELE, ESQ.
27 COUNTY ATTORNEY
28

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30 I:\Wp\Docs\10026\100003561.WPD

EXHIBIT "A"

BUFFERING AND SCREENING REQUIREMENTS																						
EXISTING DEVELOPMENT		PROPOSED DEVELOPMENT Land Use Code Number																				
		NONURBAN			RESIDENTIAL					COMMERCIAL					OFFICE USES				INDUSTRIAL			
LU Code Number	Land Use Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
	NONURBAN LAND USES																					
1	Agriculture	NR	NR	NR	A	A	A	A	A	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
2	Comm'l forestry	NR	NR	NR	A	A	A	A	A	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
3	Mining	NR	NR	NR	D	D	D	D	D	B	B	B	B	B	C	C	C	C	B	C	NA	B
	RESIDENTIAL LAND USES																					
4	One-family, single family detached	NR	NR	D	NR A	NR A	B	B	C	B	C	C	D	B	A	B	A	B	C	D	D	D
5	Two-family, single family attached	NR	NR	D	NR A	NR	B	B	B	B	C	C	D	B	A	B	A	B	C	D	D	D
6	Townhouse	NR	NR	D	B	B	NR	B	C	B	C	C	D	B	A	B	A	B	C	C	D	D
7	Multifamily	NR	NR	D	B	B	B	NR	C	B	B	C	C	B	A	B	A	B	C	D	D	D
8	Manufactured mobile home park	NR	NR	D	B	B	B	C	NR	B	B	C	C	B	A	B	A	B	C	D	D	D
	COMMERCIAL LAND USES																					
9	<20,000 sf	NR	NR	B	B	B	B	B	B	NR	NR	NR	NR	NR	NR	A	NR	NR	B	B	C	B
10	20,000–100,000 sf	NR	NR	B	B	B	B	B	B	NR	NR	NR	NR	NR	NR	B	NR	NR	B	B	C	B
11	100,000–200,000 sf	NR	NR	B	B	B	B	B	B	NR	NR	NR	NR	NR	NR	B	NR	NR	B	B	C	B
12	200,000–1,000,000 sf	NR	NR	B	B	B	B	B	B	NR	NR	NR	NR	NR	NR	C	NR	NR	B	B	C	B
13	Retail w/ outside storage, not withstanding s.f.	NR	NR	B	D	D	D	D	D	B	B	B	B	B	B	B	A	A	NR	C	C	A
	OFFICE AND PERSONAL SERVICES LAND USES																					
14	Minor offices	NR	NR	B	B	B	B	B	B	NR	NR	NR	NR	NR	NR	NR	NR	NR	B	B	C	B
15	Office park	NR	NR	B	B	B	B	B	B	A	B	B	C	B	NR	NR	NR	NR	B	B	C	B
	Office buildings																					
16	Personal services	NR	NR	B	B	B	B	B	B	NR	NR	NR	NR	NR	NR	NR	NR	NR	B	B	C	B
17	Major	NR	NR	B	B	B	B	B	B	NR	NR	NR	NR	NR	NR	NR	NR	NR	A	B	C	B
	HEAVY COMMERCIAL/INDUSTRIAL LAND USES																					
18	Warehousing/distribution	NR	NR	B	D	D	D	D	D	B	B	B	B	B	B	A	A	NR	A	C	A	
19	Light industrial	NR	NR	C	D	D	D	D	D	B	B	B	B	B	B	A	B	A	NR	C	A	
20	Heavy industrial/heavy infrastructure	NR	NR	NA	D	D	D	D	D	C	C	C	C	C	C	D	B	C	B	C	NR	B
21	Transportation/ utilities	NR	NR	B	D	D	D	D	D	B	B	B	B	B	B	A	B	A	C	B	NR	

KEY:

A, B, C, and D indicate accompanying Landscape Standards that must be used.

NR indicates that no buffering is required.

NOTES: To determine the required buffer:

- (1) Locate "Existing" adjacent use on left side of table;
- (2) Locate "Land Use Code Number" of proposed use at top of table;
- (3) Read down in row of Existing Adjacent Use in final buffer requirement.